

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

I-10 Feeder Road and F.M. 3538 - Sealy, Austin County



**BILL JOHNSON AND ASSOC.
REAL ESTATE CO.**

Office: Bellville (979) 865-5466

New Ulm (979) 992-2636

Fax: Bellville (979) 865-5500

New Ulm (979) 992-2637

HIGH VISIBILITY COMMERCIAL CORNER PROPERTY!!

This 71.332 acre property is located in the City Limits of Sealy, Texas, being the southeast corner at the intersection of I-10 and FM 3538. Utilities are available. This property features 920 feet of road frontage on the I-10 Feeder Road and 2,108 feet of road frontage on FM 3538. Commercial interest and development in this immediate area is very evident at the present time. Located near Sealy High School, this property offers unlimited development potential. See Bill Johnson and Associates Real Estate Company property brochure for additional information.

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.

List Price: \$4,137,256

ID No.: 79897

Listing Type: For Sale

Use: Commercial

Building: Land Only

Acreage: 71.33 Acres

Frontage: Paved Road, Farm to Market Road, Highway Road

Directions: From Sealy, take Hwy. 36 South, right on I-10, Exit FM 3538, left on FM 3538 to property.

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., P.O. Box 294

Bellville, Texas 77418

979-865-5969 or 281-463-3791

979-865-5500 - fax

www.bjre.com billjohnson@bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING

Location of Property: SEALY-36 S-right on I-10, Exit FM 3538, left on FM 3538 to property. Listing #: 79897
 Address of Property: I-10 and FM 3538, Sealy TX Road Frontage **See Additional Info.
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 71.332 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 71.332 Acres**Price per Acre (or)** \$58,000.00**Total Listing Price:** \$4,137,256.00**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☐ NO
 Sell.-Fin. Terms:
 Down Payment:
 Note Period:
 Interest Rate:
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years:

Property Taxes: Year: 2012 Taxes shown 65.11ac
 School: \$ 31.18
 County: \$ 9.52
 Fire Dist.: \$ 1.71
 FM/Sp Rd: \$ 3.54
 City: \$ 8.45
 TOTAL: \$54.40

Agricultural Exemption: ☒ Yes ☐ No**School District:** Sealy I.S.D.**Minerals and Royalty:** *Approximate*

Seller believes Seller to reserve all minerals and royalty *Minerals
 to own: Seller to reserve all minerals and royalty *Royalty
 Seller will 0%-SELLER WILL CONVEY SURFACE CONTROL Minerals
 Convey: 0%-SELLER WILL CONVEY SURFACE CONTROL Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name:

Lease Expiration Date: 60 Day Notice

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline: TeppCo Pipeline

Roadway: None

Electric: None

Telephone: None

Water: None

Other: None

Improvements on Property:Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: None

Barns: Small tin shed with old corral

Others: None

Approx. % Wooded: 10% +/-

Type Trees: Native

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: None

Sizes:

Creek(s): Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** One

Year Drilled: Unknown

Depth: Unknown

Community Water Available: ☒ YES ☐ NO

Provider: City of Sealy Available

Electric Service Provider (Name):

Reliant Energy or City of Sealy Available

Gas Service Provider (Name):

City of Sealy Available

Septic System(s): How Many: City Sewer Available

Year Installed:

Soil Type: Sandy**Grass Type(s):** Native**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey.

Nearest Town to Property: Sealy

Distance: Property located within the Sealy City Limits

Approximate driving time to Houston: 45 Minutes

Items specifically excluded from the sale: ALL OF

SELLER'S AND LESSEE'S PERSONAL PROPERTY

LOCATED ON SAID 71.332 ACRES

Additional Information:

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS
 ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



Google earth

© 2013 Google

1995

Imagery Date: 4/21/2012 29°45'31.74" N 96°11'08.03" W elev 204 ft eye alt 4285 ft



© 2013 Google

Google earth

Imagery Date: 4/21/2012 29°45'44.73" N 96°10'17.62" W elev 199 ft eye alt 11423 ft

1995

Jack Rabbit Rd
Rescher Ln
Goebel Rd
Shapiro Wake Dr
N Circle St
Circle Dr
Kathy Ave
Terry Ave
Miller Rd
Kloeker Rd
Eagle Lake Rd
Farm To Market Road 3538
Svinky Rd
Gebhardt Rd
Acres Ln
Philip Ln
Rexville Rd

36

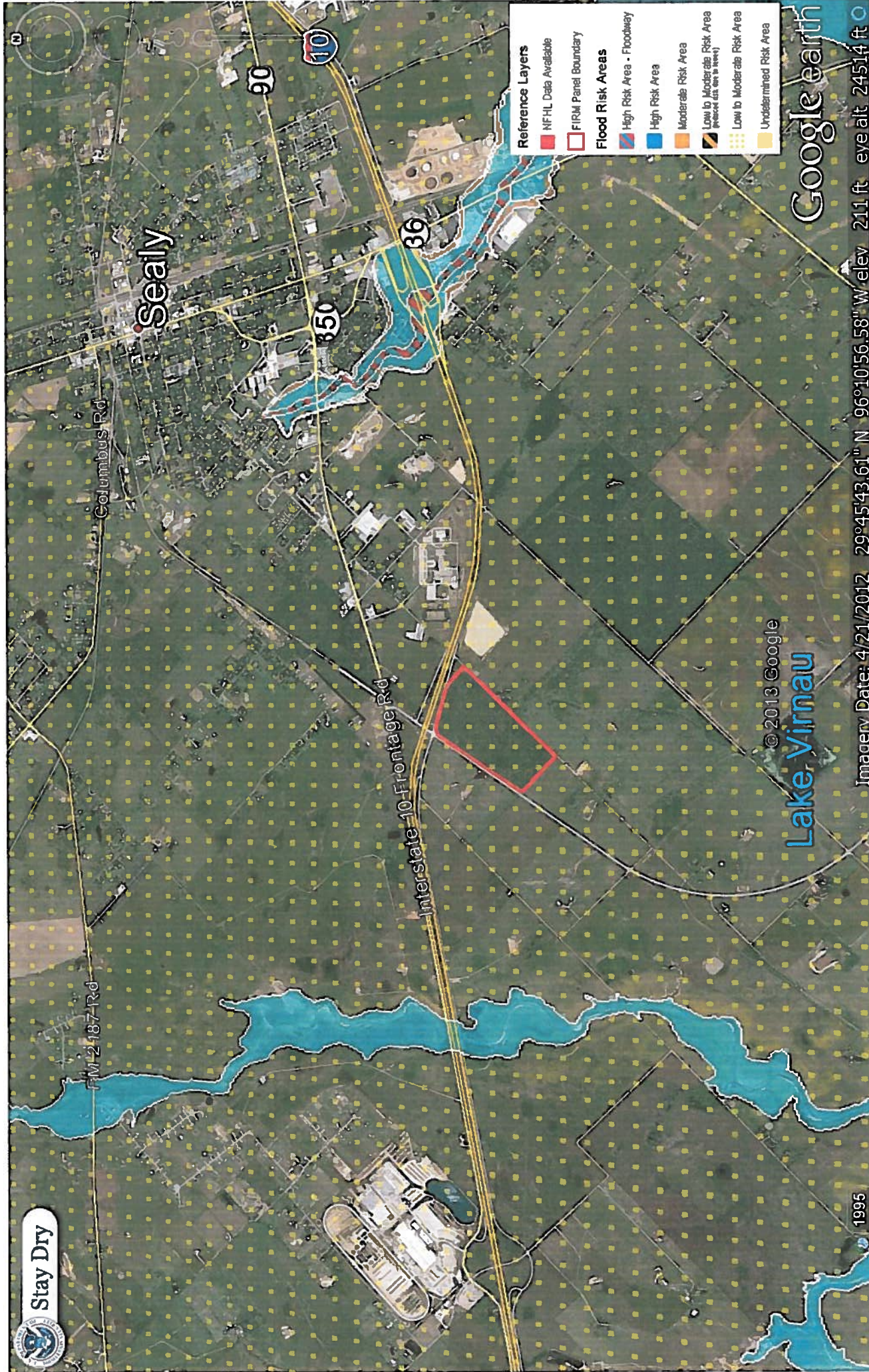
350

90

10



Stay Dry



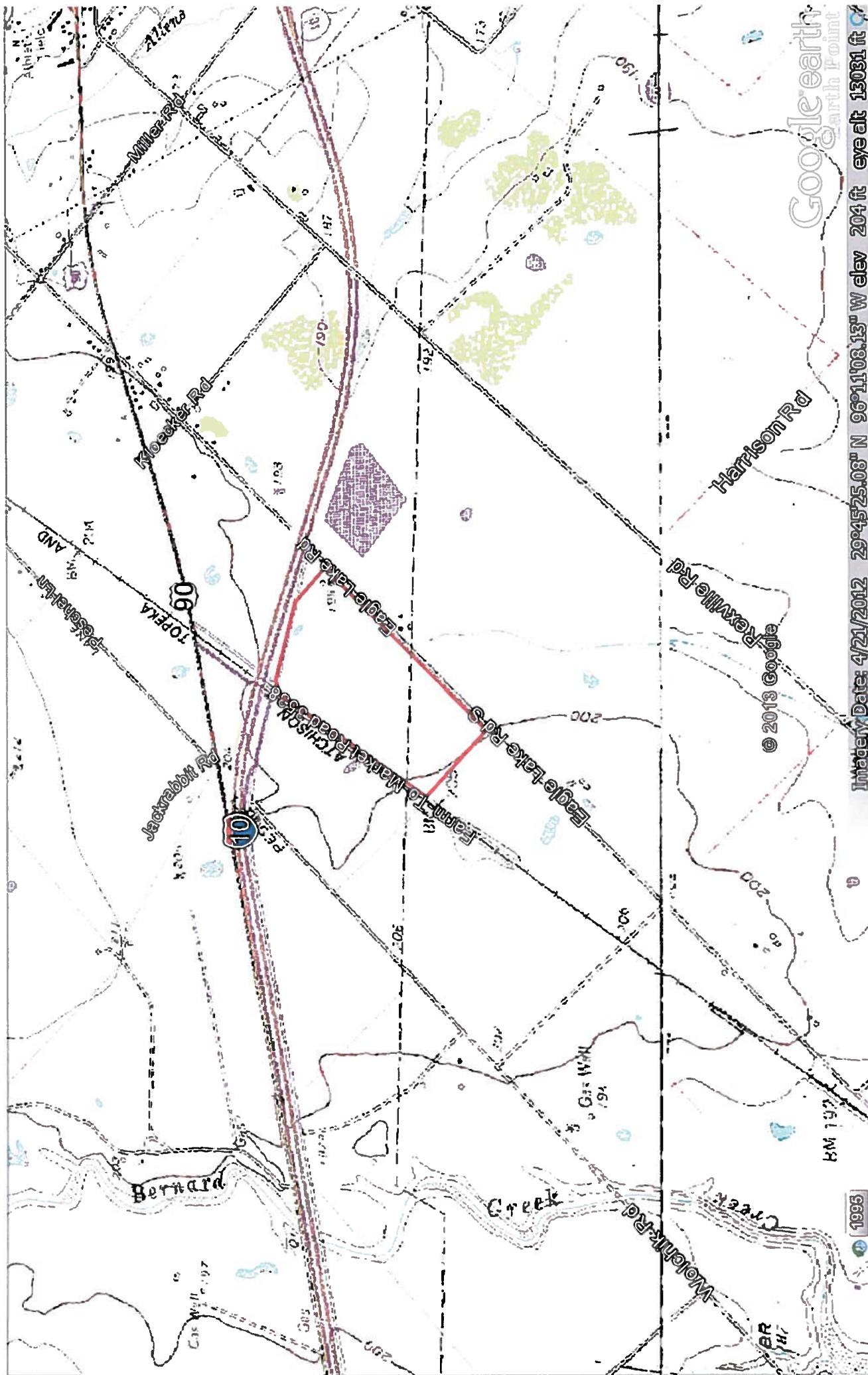
© 2013 Google

Lake Virnau

Google earth

1995

Imagery Date: 4/21/2012 29°45'43.61" N 96°10'56.58" W elev 211 ft eye alt 24514 ft

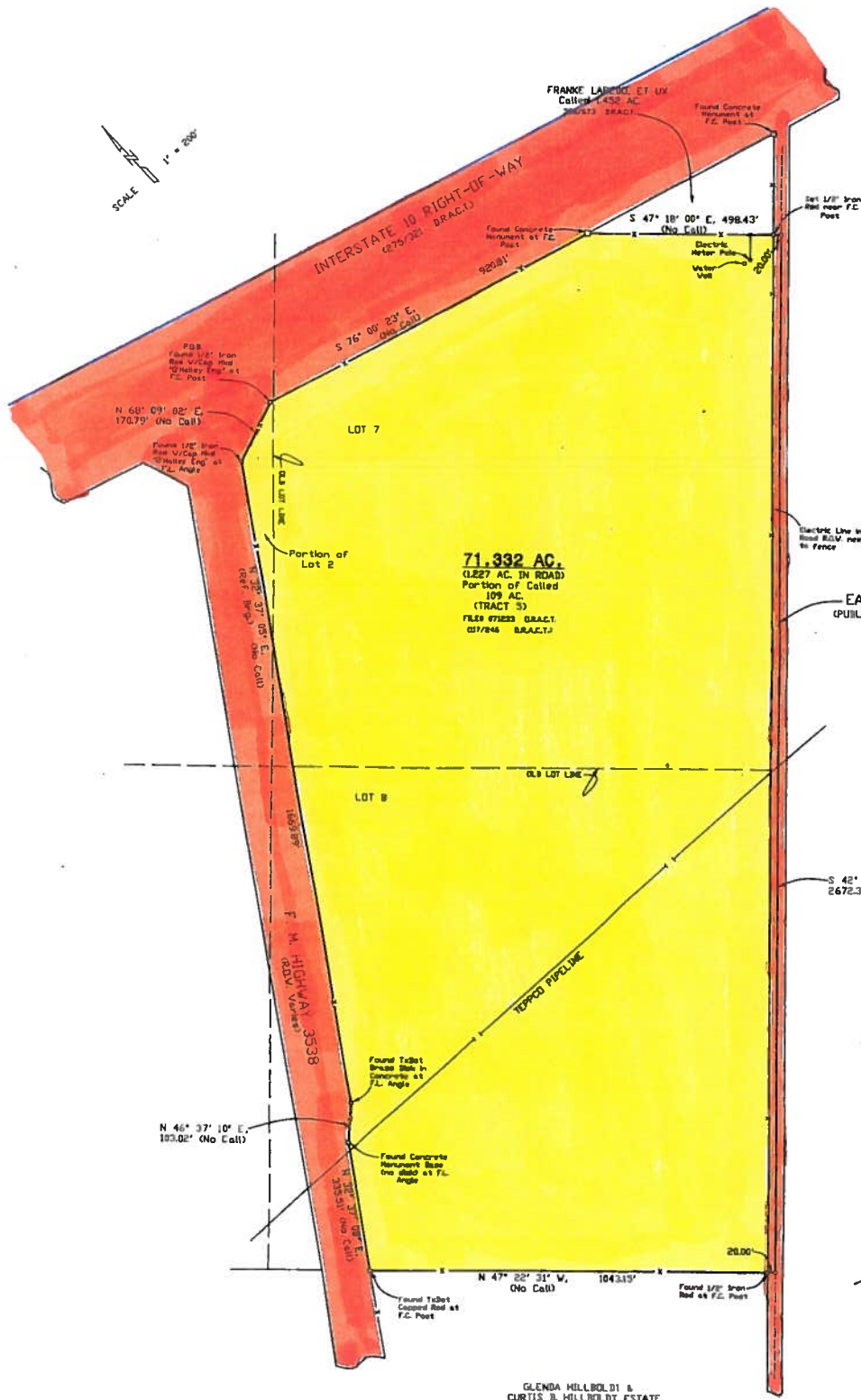


Google Earth
Earth Point

© 2013 Google

Imagery Date: 4/21/2012 29°45'25.06" N 96°11'08.13" W elev 204 ft eye alt 13031 ft

1995



BLOCK 25
SEALY SUBDIVISION
VOL. "Y", PAGE 318 D.R.A.C.T.
SAN FELIPE de AUSTIN
TOWN TRACT, -5
AUSTIN COUNTY, TEXAS

- NOTE: 1) The tract of land shown hereon lies within Zone "X" (Area determined to be outside the 300-year Floodplain) of the Flood Hazard Zone according to the F. I.R.A. Flood Insurance Rate Map 4801SC 02500, effective date June 16, 1999.
- 2) Bearings shown hereon are based on the Called Bearing of N 32° 37' 05" E, used in deed to Austin County for F. M. Highway 3538, recorded in Filed 031067 D.R.A.C.T.
- 3) Reference is hereby made to notes and bounds description, of the subject tract, prepared this day.
- 4) That easement to Houston, Lighting & Power Co., recorded in Volume 318, Page 354 D.R.A.C.T. is not located on the tract of land shown hereon.

GLENDIA HILLBOLDT &
 CURTIS B. HILLBOLDT ESTATE
 (Residue Tracts)
 11/2/87 D.R.A.C.T.

n S. Alexander, Registered Professional Land Surveyor, do
 certify that the plat and/or the description shown hereon
 truly represents the results of an on the ground survey



HILLBOLDT OPERATING, L.P.

ALEXANDER SURVEYING

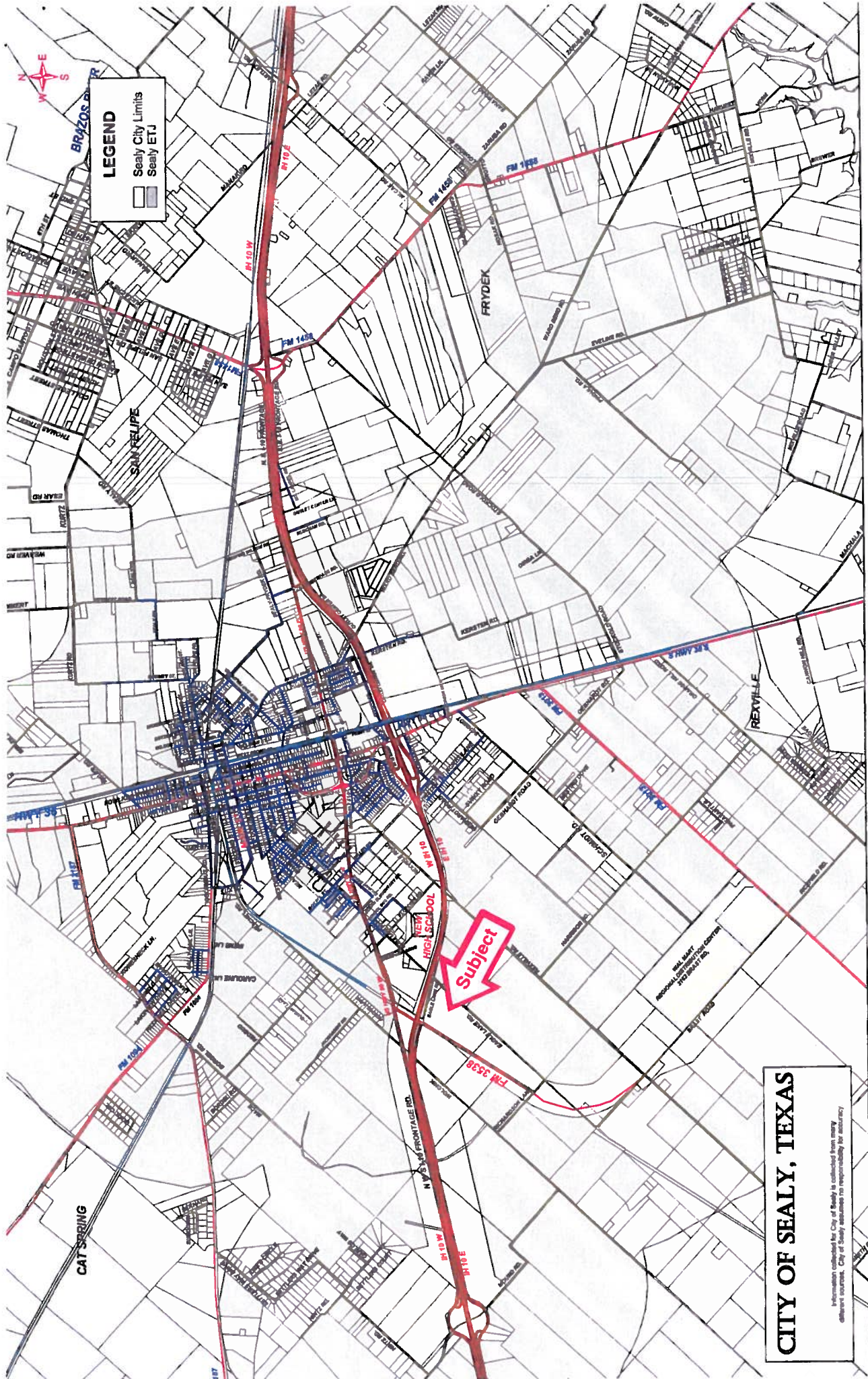


Subject



LEGEND

- Sealy City Limits
- Sealy ETJ



CITY OF SEALY, TEXAS

Information collected for City of Sealy is collected from many different sources. City of Sealy assumes no responsibility for accuracy.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-

